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Planning Board Minutes

Thursday November 10, 2005

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Memorial Building
150 Concord Street, Public Hearing Room

8 Those present: Ann Welles, Vice Chairman, Sue Bernstein, and Carol Spack, Clerk. Andrea
9 Carr-Evans arrived at 7:40; Thomas Mahoney, Chairman, arrived at 8:35. Also present: Jay
10 Grande, MaryRuth Reynolds.
11

12 **Meeting was called to order at 7:35 pm**

13 **(Ann will be acting chair until Tom arrives)**
14

15 **I. Approval of Minutes**

16 The Board reviewed the minutes of October 11, 2005. *Sue Bernstein moved to accept*
17 *the minutes of October 11, 2005, with minor edits. Carol Spack seconded the*
18 *motion. The vote as 3 in favor and 0 opposed.*

19 The Board reviewed the minutes of October 27, 2005. *Sue Bernstein moved to accept*
20 *the minutes of October 27, 2005, with minor edits. Carol Spack seconded the*
21 *motion. The vote as 3 in favor and 0 opposed*
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23 **II. Update on ITMS**

24 Art Scarneo and John Diaz attended the discussion. Art gave the Board an overview
25 of the work that they had completed on the study of the ITMS. Jay noted that the
26 Board needs to be aware that General Growth Development has agreed to fund and
27 convey \$75,000.00 to the town. Art stated that they have completed one phase of the
28 study and needed the authorization to move forward with the next phase of the study.
29 *Carol Spack moved that the Framingham Planning Board agree to the terms*
30 *presented by GPI in a short form for procurement agreement between the Town*
31 *and contractor chapter 593 design review service for ITMS for the Rt. 30 corridor*
32 *as discussed tonight for phase 1. Sue Bernstein seconded the motion. The vote as 4*
33 *in favor and 0 opposed.*

1 *Carol Spack moved to approve Doc 1039-05 short form agreement for procurement*
2 *between Town of Framingham and contractor for the intersection improvements*
3 *project at Worcester Road and Edgell Road between the Town Framingham and*
4 *GPI, Inc. in the amount of \$8,500.00 to come from the Staples funds currently*
5 *being held as mitigation. Andrea Carr-Evans seconded the motion. The vote was 4*
6 *in favor and 0 opposed.*

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8 **III. ANR Plan Review, 28 Winter Park Road**

9 Peter Barbieri and Dave Norton were present. Peter stated that the purpose of this
10 ANR was to create an additional lot at the rear of the existing property with its
11 frontage on Harvey Cushing Way. The taxes have been paid and the town engineer
12 does recommend endorsement of the application. *Carol Spack moved to endorse a*
13 *certain plan of land in Framingham for David Norton date October 14, 2005*
14 *showing two lots 159 and 160. Andrea Carr-Evans seconded the motion. The vote*
15 *as 4 in favor and 0 opposed.*

16 *(Tom Mahoney has arrived and will resume as chair)*

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18 **IV. Continued Public Hearing for Special Permit for Use, Site Plan Review**

19 **Approval and Public Way Access Permit, 624 Waverly Street, Walgreens, Realm**
20 **Realty Company.**

21 Paul Galvani, Dean Curtlin and Michele Carlson were present. Paul stated that they
22 had taken into consideration the Board requests to try and preserve the streetscape
23 and have redesigned the site and they are here to present a concept plan. The revised
24 plans showed the reuse of the building on the corner with 88 parking spaces which
25 will require a Reduction in Parking, the elimination of a curb cut on Saucier Street
26 and the right in and right out of the opening on Waverly Street. The Board generally
27 supported the concept plan. The applicant will need to file an application for
28 Reduction in Parking and will submit a full set of revised plans for review.

29 *This hearing was continued to December 15, 2005 at 9:00 pm.*
30

1 **V. Miscellaneous Administrative**

2 **a.** Sue inquired about the occupancy permit for the theater. Jay noted that he had
3 denied that request and contacted the owners to inform them of the issues that needed
4 to be addressed.

5 **b.** Carol noticed that the Exxon station at Rt 30 & Speen Street has large painted
6 arrows on the pavement and wonders if these were appropriate. The other Board
7 members will go out to look at it.

8 **c.** The Board received a letter from REI requesting to remove Oak Trees. Jay
9 noted that there are some landscaping issues and that they need to go out to the site
10 for further review of the site distances.

11 **d.** Ann gave a brief update on the LID bylaw, noting that they hope to have it
12 ready for the April 2006 Town Meeting.

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14 **VI. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
15 **Use, Special Permit for Reduction in the Required Number of Parking Spaces,**
16 **Special Permit for Dimensional Relief from Off-Street Parking Requirements**
17 **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**
18 **Community Health Center**

19 Paul Galvani, Zoila Feldman, Rick Bryant and Peter McManus were present. Paul
20 Galvani addressed issues raised at previous hearings. He stated that the revised plans
21 now show the addition of an exit only onto South Street to eliminate the dead ended
22 parking area, and the elimination of street parking along the side of the building to
23 create a fire lane in order to comply with Fire Department requirements. Rick Bryant
24 reviewed mitigation package with the Board. The Board was not pleased with the
25 mitigation as presented and wanted a dollar amount that better reflected the value of
26 this project. Residents were still concerned with traffic and parking. This hearing was
27 continued to December 1, 2005, at 9:00 pm.

28 ***Ann Welles moved that the Planning Board suspend its rules and allow a hearing***
29 ***after 10:00pm. Carol Spack seconded the motion. The vote as 5 in favor and 0***
30 ***opposed***
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1 **VII. Continued Public Hearing for Special Permit for Erosion Control and Public**
2 **Way Access Permit for 54 Swift Road**

3 Kelly Leone and Paul Truax attend the hearing. Paul reviewed the revisions made to
4 the plan in response to Board comments.

5 *(Ann Welles moved to suspend Board rules and conduct business after midnight.*
6 *Andrea Carr-Evans seconded the motion. The vote as 5 in favor and 0 opposed)*

7 The Board wanted to see a berm detail and a final grading plan. Jay will work on a
8 draft decision.

9 *This hearing was continued to Tuesday November 15, 2005 at 8:00 pm.*

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12 **VIII. Meeting Adjournment**

13 *Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote*
14 *was 5 in favor and 0 opposed.* Meeting Adjourned at 12:30 p.m.

15
16 Respectfully submitted,
17 Mary Reynolds
18 Recording Secretary
19

20 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING**
21 **BOARD MEETING OF JANUARY 5, 2006.**

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23 _____
24 Thomas Mahoney, Chairman
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